



**FILE:** PA01-0125

**DATE:** January 15, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA01-0125 for Site Development Permit to install two temporary telecommunication facilities.

**LOCATION:** Two different locations along Ortega Highway. One will be located at 31127 Ortega Highway and the other at 29898 Ortega Highway. Both sites are located in the 5<sup>th</sup> Supervisorial District.

**APPLICANT:** J.L. Hare Associates, Inc for AT&T Wireless Services (AWS)

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## **I. NATURE OF PROJECT:**

The applicant proposes to locate two temporary communication facilities on Rancho Mission Viejo land holdings. Both the sites will be located on Nurseries. One will be located at the Colorspot Nursery, which is located north of Ortega Highway and east of Antonio Parkway. The other facility will be located southeast of the intersection of Antonio Parkway and Ortega Highway at the Miramar Nursery. The lease area for each site is proposed to be 500 square feet. The purpose of these facilities will be to serve AT&T's general customer base and also to provide service to the call boxes located along Ortega Highway.

The sites are both zoned A1 "General Agricultural". The A1 District allows communication transmitting, reception or relay facilities with the approval of a Site Development Permit. Site Development Standards call for a height limit of 35'. However, Section 7-9-129.2 allows antennas to exceed the district height by 10'.

The proposed project entails installing two separate Cell Site on Wheel facilities and installing coax cables, which will run from the equipment cabinets to the antennas. New electric and telephone service will need to be connected to the equipment shelters. The temporary communication facilities will both consist of a telescoping pole, which will be raised to the maximum allowable height of 45'. Three antennas measuring 6' in height will be attached to the pole. The antennas will be mounted at 42'6", however they will not exceed 45' in height. Also mounted on the pole will be a 4' microwave dish, which will be used to communicate with other AT&T Wireless Services (AWS) telecommunication facilities. The microwave dish will be mounted at a height of 35'. The communication equipment will be located on a Cellular on Wheels ("COW") facility, which will measure 8'H x 8'W x 12'L. All the equipment will remain on a trailer measuring approximately 22 feet long.

AWS will be locating one of the sites on a large knoll above the Colorspot Nursery. The site will be accessed by Cristanitos Road, a road located off Ortega Highway. The road leads across the San Juan Creek, then through the nursery property, and then snakes up in to the hills where the road dead-ends at the

subject site. Verizon and Cingular have lease areas adjacent to the proposed communication facility and currently operate two existing facilities at this site. Another site nearby is proposed for future carriers.

AWS will be locating the second site at the Miramar Nursery, which is located on a bluff that rises roughly 40' above the intersection of La Pata Avenue (Antonio Parkway) and Ortega Highway. The bluff edge is covered with brush and a few trees are located along the top of the bluff and will not be affected by the sitting of this temporary facility. Currently, no other Communication facilities have been established on the site. A 6' high fence will enclose the temporary communication facility. However, two other communication facilities are proposed adjacent to the subject site.

These temporary communication facilities will be permitted on site until such a time that a permanent site can be constructed. The estimated date for a permanent facility is August 2002. A permanent site will need to apply and receive appropriate permits and approvals. When the time allotted expires for these temporary cell sites the trailers and communication equipment shall be hauled off site. Attachment B includes Conditions of Approval regarding time limitations for these "COW" sites.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150, Section 7-9-55 A1 "General Agricultural", and Section 7-9-129.2 "Antennas".

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is Categorically Exempt Class 3 from CEQA per Section 15303 of the CEQA guidelines. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.